

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082; www.vccpg.org

Notice of Regular Meeting Agenda for September 14, 2009 – 7:00 pm at the
Valley Center Community Hall, 28246 Lilac Road Valley Center CA.



Oliver Smith
Chair

Ann Quinley
Vice Chair

Christine Lewis
Secretary

Dave Anderson

Brian Bachman

Hans Britsch

Paul Herigstad

Deb Hofler

David Montross

Keith Robertson

Rich Rudolf

Susan Simpson

Terry Van Koughnett

Jon Vick

Brian Weaver

1. Call to Order, Declaration of a Quorum, Pledge of Allegiance

2. Approval of Minutes:

- a. Meeting August of 24, 2009.

3. Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

4. Discussion Items (No VCCPG advisory vote is to be taken for the following items.)

- a. (none)

5. Action items (VCCPG advisory vote may be taken on the following items.)

Documentation provided to the Valley Center Community Planning Group members prior to our regular meetings through email distribution will also be available for public review at the same time at the Valley Center Public Library. Hardcopy documents for public review will also be made available at the regularly scheduled meetings.

- a) VCCPG vote to change date of next regular meeting from October 12, because October 12, 2009 is the Columbus Day public holiday.
- b) VCCPG nominated seat on the I15 Corridor Design Review Board term expired in May, 2009. Barbara Rohrer has served one term in this position, Chair authorizing Nominations Subcommittee to initiate nominations process (Susan Simpson).
- c) AD 09-029 (Brian Weaver); Wilson second dwelling; Vera Wilson Revocable Trust is owner; project is located at 14043 Calle De Vista
- d) P70-212, Champaign Lakes RV Resort (Robinson/Herigstad) Notice of Intent to Adopt a CEQA Mitigated Negative Declaration, 51.4 Acres, 8310 Nelson Way, APN 127-222-32-33, 127-370-13,33,35,48,49
- e) P03-118-01(Christine Lewis) AT&T Cell Site26725 N. Lake Wohlford Rd, Valley Center. Modification of an existing Major Use Permit; Owner: Terry and Margaret Simon Hutchinson Trust, Fountain Valley, CA; Project Contact: Jim Kennedy, TAIC agent for AT&T wireless.
- f) ZAP00-045W1 (Hans Britsch) Via Suena Wireless Facility Generator Addition, 13115 Via Suena, on property of Phillip and Cathy Bell; Proponent: Verizon Wireless.
- g) P06-061 (Paul Herigstad) Tapestry Meadows Equestrian Center, Replacement map, Project Address 30673 Andreen Rd (near west Lilac Rd and Circle R Rd), APN 129-111-32.
- h) TPM21074 (Susan Simpson) Beebe 4 lot Subdivision Replacement map, Project Address: 30931 Little Quail Run, APN133-302-29, project continuing from May, 2007.
- i) P08-034 (Oliver Smith) Replacement Map, Gordon Hill T Mobile Cell Site, 28407 Gordon Hill Road, APN185-180-66-00
- j) PAA009-002; TM 5173 Spanish Valley Ranch (AKA Segal Ranch) (Oliver Smith); Southwest corner of Cole Grade Road and Cool Valley Road; Plan Amendment Authorization (PAA); 436 acres; 165 lot subdivision.
- k) SPA 06-007; GPA 06-13; TM 5514; P86-022W; S07-50; Castle Creek Condominiums (Oliver Smith) 8797 Circle R. Drive and Champaign Blvd; 63 units on 4 acres, county request to change underlying GP designation from Estate Residential 17 to Estate Residential 21.

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September 14, 2009 Final Agenda

6. Subcommittee Updates (Informational reports by subcommittee representative)

- a. Circulation – (Debra Hofler, Chair).
- b. GP Update – (Richard Rudolf, Chair).
- c. Nominations – (Susan Simpson, Chair)
- d. Northern Village – (Keith Robertson, Chair)
- e. Orchard Run – (Debra Hofler, Chair).
- f. Parks & Rec. – (David Montross, Chair)
- g. Rancho Lilac – (Ann Quinley, Chair)
- h. Southern Village – (Terry Van Koughnett, Chair)
- i. Segal Ranch (formerly Spanish Trails)—(Oliver Smith, Chair)
- j. Strategic Planning—(Terry Van Koughnett, Chair)
- k. Tribal Liaison – (Terry Van Koughnett, Chair)
- l. Valley Center Church – (Terry Van Koughnett, Chair)
- m. Website – (Terry Van Koughnett, Chair)
- n. Pauma Ranch (Ann Quinley and Keith Robertson, Co-Chairs)
- o. Castle Creek (Oliver Smith, Chair)

7. Correspondence

- a. DPLU to VCCPG; P03-118, Major Use Permit Modification, AT & T Wireless Cell Site, 26725 N. Lake Wohlford Rd, Valley Center, 13Aug09 (Lewis).
- b. DPLU to distribution, Final Notice of Approval, TPM20811RPL, owners Bassam and Ahlam Mustafa. Site address is 9770 Circle R Drive, Valley Center, creation of 4 two acre+ lots plus designated remainder parcel. 10Aug09 (Robertson)
- c. DPLU to distribution, Prel Notice of Approval, TPM21035 Sage Meadows, 2 lot subdivision of an existing 15 acre parcel; owners David and Sherry Green; project is located off Sage Meadow Lane near Miller Road, 05Aug09 (Heringstad)
- d. DPLU to distribution, Final Notice of Approval, TPM21035, Sage Meadows, 2 lot subdivision of an existing 15 acre parcel; owners David and Sherry Green; project is located off Sage Meadow Lane near Miller Road, 15Aug09 (Heringstad)
- e. DPLU to VCCPG, ZAP00-045-01 Minor Use Permit Modification, Verizon Wireless Emergency Generator, 13115 Via Suena, Valley Center, APN185-072-25-00, map update 13Jul09 (Britsch)
- f. San Diego County Planning Commission to VCCPG; Notice of a regular meeting. a preliminary and final agenda for August 14, 2009 and August 28, 2009 at 9:00 at 5201 Ruffin Road, San Diego.
- g. San Diego County Planning Commission to VCCPG; Notice of a regular meeting and a preliminary agenda for August 28, 2009 at 9:00 at 5201 Ruffin Road, San Diego.
- h. DPLU to distribution, Prel Notice of Disapproval, TPM21066 McNally Rd, dead end road length exceeds CCR Title 14 standards, 12960 McNally Rd, 18.84 ac to 2 lots, 14Aug09 (Montross)
- i. DPLU to distribution, Prel Notice of Disapproval, TPM21113 Turners Site, dead end road length exceeds CCR Title 14 standards, 16.86 ac into 4 lots, Sandy Hill Dr, Valley Center, 14Aug09 (Van Koughnett)
- j. DPLU to distribution, Prel Notice of Disapproval, TPM21126 Harlow Minor Subdivision, dead end road length exceeds CCR Title 14 standards, 9.47 ac into 3 lots, 12542 Betsworth Rd, Valley Center, 14Aug09 (Quinley)
- k. DPLU to distribution, Prel Notice of Disapproval, TPM21105 Robinson Estates, dead end road length exceeds CCR Title 14 standards, 11.04 ac into 4 lots, 10127 Circle R Drive, Valley Center, 14Aug09 (Smith)
- l. DPLU to distribution, Prel Notice of Disapproval, TPM21103, dead end road length exceeds CCR Title 14 standards, 11.58 ac into 4 lots, 29945 Spearhead Trail, Valley Center, 14Aug09 (Montross)
- m. DPLU to VCCPG, P08-034 Replacement Map, Gordon Hill T Mobile cell site, 28407 Gordon Hill Rd, Valley Center, APN185-180-66-00, 19Aug09 (Smith)
- n. DPLU to VCCPG, P70-212, Champagne Lakes RV Resort, Notice of Intent to Adopt a CEQA Mitigated Negative Declaration, 51.4 ac, 8310 Nelson Way, Valley Center, APN 127-222-32-33, 127-370-13,33, 35, 48, 49, 30Jul09 (Robertson)
- o. Clerk of the Board of Supervisors to VCCPG; Preliminary and Final Agenda for the San Diego County Board of Supervisors for September 1, 2009 at 9:00 AM; Room 310, 1600 Pacific Highway, San Diego, CA 02101
- p. DPLU to VCCPG; P06-061, ER 06-02-018; project name: Cobb—Equestrian Facility (Tapestry Meadows) located at 30673 Andreen Road; APN 129-111-32; Kiva Project: 06-0064117; Identifies project issue as the travel distance from Deer Spring Fire Protection District Headquarters Fire station to project site as 3.2 miles and travel time as 6.2 minutes which does not meet the General Plan Public Facilities Element emergency travel time criteria for commercial development.
- q. DPLU to VCCPG; SPA 06-007; GPA06-013; TM 5514; P86-022W; S07-050; Castle Creek Condominiums (Oliver Smith); project address 8797 Circle R Drive and Champaign BLVD; Tentative Map 5514; applicant needs to file site photos and resolve flood plain, open space encroachment and possible archeological issues.
- r. San Diego County Traffic Advisory Committee to VCCPG; tentative agenda for September 11, 2009 meeting of the Traffic Advisory Committee at 9:00 at 9621 Ridgehaven Court in San Diego
- s. DPLU to VCCPG; Final Notice of Disapproval; Tentative Parcel Map No. 21105; TPM proposes to subdivide 11.5 acre parcel into 4 parcels ranging from 2.15 to 4.31 acres. Property is located at 10127 Circle R Drive.

- t. DPLU to VCCPG; Final Notice of Disapproval; Tentative Parcel Map No. 21113. The TPM proposes to subdivide 16.86acre parcel into four parcels ranging in size from 4/03 to 4.23 acres. The property is located on Sandy Hill Drive.
- u. San Diego Board of Supervisors to VCCPG; Notice of Public Hearing on a proposed ordinance to amend the zoning ordinance to make miscellaneous minor revision to the definitions, accessory use regulations, miscellaneous regulations and procedures and make minor clarifications and corrections to various other regulation on September 16, 2009 at 9:00 AM at 1600 Pacific Highway, San Diego. List of proposed changes also included.
- v. County of San Diego to VCCPG; Community Meeting Announcement for information meetings on Community Development Block Grant; Home Investment Partnerships; Emergency Shelter Grant and Housing Opportunities for Persons with AIDS. List of meetings dates in various communities for the Fiscal Year 2010-2011 is attached.
- w. Good Planning Now to VCCPG; expression of concern about the proposed Merriam Mountains development and its failure to adhere to the County's existing General Plan as well as the General Plan Update. Merriam Mountain project is located west of Interstate 15 on Deer Springs Road and will bring 2,700 new dwelling units to an area zoned for 345 homes in the current GP and 64 homes in the proposed GPU. Contact information: Marlene Beard, Good Planning Now-810 Omar Drive, Escondido, CA 92025; phone 877-599-PLAN.
- x. SDGE to Public Utilities Commission of the State of California with copy to VCCPG; Notice of proposed constitution of the Orange Grove transmission Enhancement Project and the Pala to Monserate Wood-to-Steel Pole replacement project.

8. Requests for Items on Upcoming Agendas

a.

9. Adjournment

Proposed Next Regular Meeting: October 19, 2009 (Normal meeting would be October 12, 2009, which is Columbus Day holiday)